

128.0

0002

0019.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
748,900 / 748,900  
748,900 / 748,900  
748,900 / 748,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		MENOTOMY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LANGFORD DAVID G/ETAL	
Owner 2: GOODWIN ANNE	
Owner 3:	

Street 1: 67 MENOTOMY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Asbestos Exterior and 1505 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
4/24/2018 Meas/Inspect CC Chris C
2/2/2009 Meas/Inspect 345 PATRIOT
10/29/2008 Measured 163 PATRIOT
12/1/1999 Meas/Inspect 243 PATRIOT
5/1/1990 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	5962	Sq. Ft.	Site	0	80.	1.00	9											479,087				479,100
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5962.000	269,800		479,100	748,900		82868
							GIS Ref
							GIS Ref
							Insp Date
							04/24/18

Total Card	0.137	269,800	479,100	748,900	Entered Lot Size
Total Parcel	0.137	269,800	479,100	748,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	497.61	/Parcel: 497.61	Land Unit Type:

Parcel ID 128.0-0002-0019.0

!10007!

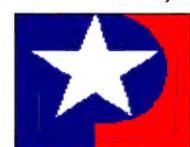
## PRINT

Date	Time
12/30/21	09:56:37
Last Rev	
Date	Time
03/03/20	09:23:44
	danam
	10007

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Sign: VERIFICATION OF VISIT NOT DATA

/ / /



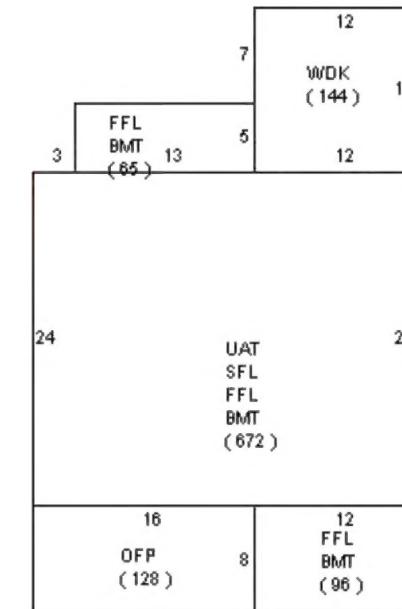
**EXTERIOR INFORMATION**

Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	5 - Asbestos	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 1
	HB: 1		

**OTHER FEATURES****CONDO INFORMATION**

Location:      Total Units:      Floor:      % Own:      Name:

**DEPRECIATION**

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31%
Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
	Totals	
	1	7
		3

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.34767437
Const Adj.:	0.92685390
Adj \$ / SQ:	168.628
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390972
Depreciation:	121201
Depreciated Total:	269771
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Before Depr:	168.63
Special Features:	0
Val/Su Net:	97.12
Final Total:	269800
Val/Su SzAd:	179.27

PARCEL ID	128-0002-0019.0
Color:	

**MOBILE HOME**

Make:      Model:      Serial #      Year:      Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value